



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236  
Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: General@ch.morgan-hill.ca.gov

## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

**MARCH 6, 2003**

**PRESENT:** Fruit, Martin, Pyle, Kennett

**ABSENT:** None

**LATE:** None

**STAFF:** Senior Planner (SP) Linder

#### REGULAR MEETING

Chair Kennett called the meeting to order at 7:00 p.m.

#### DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

#### OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened/closed the public hearing.

#### MINUTES:

**FEBRUARY 6,  
2003**

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE FEBRUARY 6, 2003 MINUTES AS WRITTEN. THE MOTION PASSED BY A VOTE OF 3-0-1 AS FOLLOWS:**

**AYES:** KENNETT, PYLE, FRUIT

**NOES:** NONE

**ABSTAIN:** MARTIN

**ABSENT:** NONE

**FEBRUARY 20,  
2003**

**BOARD MEMBERS PYLE/FRUIT MOTIONED TO APPROVE THE FEBRUARY 20, 2003 MINUTES AS WRITTEN. THE MOTION PASSED BY A VOTE OF 3-0-1 AS FOLLOWS:**

**AYES:** MARTIN, PYLE, FRUIT

**NOES:** NONE

**ABSTAIN:** KENNETT

**ABSENT:** NONE

**CONSENT CALENDAR:**

1. **EXTENSION OF TIME, EOT-03-03: MONTEREY-CORNEJO:** A request for approval of a six-month extension of time for the construction of a 3,516-sf professional office building on a 14,520-sf lot. The subject site is located at 16270 Monterey Road, in a non-retail commercial designated area.

**BOARD MEMBERS FRUIT/MARTIN MOTIONED TO APPROVE A 6 MONTH EXTENSION OF TIME.**

**THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: KENNETT, MARTIN, PYLE, FRUIT**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

**NEW BUSINESS:**

1. **SITE REVIEW AMENDMENT, SRA-02-11: DIGITAL-MORGAN HILL DEVELOPMENT PARTNERS:** A request for approval of amendments to architectural plans approved for three light industrial building (18,782 sq. ft., 24748 sq. ft. & 29092 sq. ft.) to be constructed on a 4.83 acre area located on the east side of Butterfield Blvd. between the north and south intersections of Digital Dr. and Butterfield Blvd.

**BOARD MEMBERS KENNETT/MARTIN MOTIONED TO CONTINUE THIS APPLICATION TO THE MARCH 20 MEETING.**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: KENNETT, MARTIN, PYLE, FRUIT**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

3. **MINOR ALTERATION POLICY:** Consideration of a policy to exempt minor site and architectural changes to existing sites and buildings, from required ARB determination. The intent of the proposed policy is to guide staff in determining what may be considered a minor site or architectural change.

**BOARD MEMBERS BY MINUTE ACTION ADOPTED A MINOR ALTERATIONS POLICY SUBJECT TO THE FOLLOWING MODIFICATIONS:**

1. Section A, 3<sup>rd</sup> bullet: Strike the words "and modification".
2. Section A, 2<sup>nd</sup> bullet: Strike entire line.
3. Section A, 5<sup>th</sup> bullet: Strike the word "resurfacing"
4. Section A, 6<sup>th</sup> bullet: Add statement clarifying this does not allow for the removal of landscape areas.
5. Section A, 10<sup>th</sup> bullet: Add statement clarifying that re-striping must be per original design and alignment.

6. Add a requirement that all architectural modifications proposed downtown (north of Dunne, south of Keystone) must be reviewed by the subcommittee.
7. The subcommittee proposed under Section B of the policy shall consist of any two available Board members.

**THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: KENNETT, MARTIN, PYLE, FRUIT**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

**AS A COMMITTEE UNDER THIS POLICY THE BOARD DETERMINED THAT THE PROPOSED ALTERATIONS TO THE MH TAVERN WOULD REQUIRE SUBCOMMITTEE REVIEW ONCE THE FOLLOWING DETAIL INFORMATION IS AVAILABLE:**

1. Light fixtures
2. Trellis materials and dimensions
3. Window trim material and dimensions.
4. Sign material and font.
5. Transition of plaster
6. Recessing of the door.

**AS A COMMITTEE UNDER THIS POLICY THE BOARD DETERMINED THAT THE PROPOSED ALTERATIONS TO THE MAMA MIA RESTAURANT (FORMERLY CAMELOTS) ARE MINOR IN NATURE. ANY FUTURE LANDSCAPE REVISIONS TO THE SITE WILL REQUIRE REVIEW OF THE SUBCOMMITTEE OR BOARD.**

**ANNOUNCEMENTS:** City Council review of the ARB's performance.

**ADJOURNMENT:** There being no further business, Chair Kennett adjourned the meeting at 8:15 p.m.

**MINUTES PREPARED BY:**

---

**TERRY LINDER**